

Minutes for Manchac Harbor HOA Board Meeting

August 15th, 2024

Present at Meeting:

Will Waggoner- President

Annette Arthur- Secretary

Angela Hanlon-ACC Chair

Jeanne Summerour- Beautification Chair

Sarah Kramer- Magnolia Management

Absent: Henry Luthringshausen, Treasurer

Blane Berthelot- Social Media Chair

Call to Order

- Will called the meeting to order.

Roll Call-

- Annette noted that Henry Luthringshausen- Treasurer and Blane Berthelot- Social Media Chair were absent.

Vendor Visit-

- One vendor who lives in the neighborhood wanted to meet the board and offered to put bids in for jobs in the neighborhood. He was advised that three bids will be gathered, and his will be considered with others.

Treasury Report-

- Annette provided information Henry provided to her about the amount of cash the board has on hand, the amount in the money market, and reported on total assets.
- Sarah provided information on delinquency reports. Sarah provided information about a possible collection company that only collects from the delinquent providers and not the HOA board. Sarah will send the board information about the company.

Beautification Report- Jeanne

- The vendor advised it would be 3 to 4 weeks before he can install the front sign. Residents will be informed through email.
- The large trees on Beacon and Lighthouse Lane were trimmed by our vendor RCI.
- DEMCO will not remove the utility boxes at the front of the neighborhood. Due the amount of expense to remove, we will plant flowers around it. In the fall we can put down sod and bushes.
- Jeanne will update the reader board upfront for Labor Day.

ACC Report

- ACC requests must be complete in its entirety when submitted to Magnolia or they will be denied.

Social Media Report-

- Blane was not present to report.

Maintenance-

- Vendor has repaired the fence in the front.
- Jeanne has another bid to replace the fence but understands it cannot be done this year.
- The board decided to wait until after Hurricane season to totally replace fences.
- The ground is still too hard to plant the azaleas of the neighborhood and the water lines will need to be repaired.
- Jeanne said ant killer was bought and volunteers will be putting it around the Lighthouse, around the reader board and where the pampas grass grows in the canal opening.
- Jeanne reported that the Parish has come to Lighthouse Lane multiple times to stake out all the lots on the end of Lighthouse Lane. They are trying to prove it was the developer's fault for the collapse of the culvert that drains from Lighthouse Lane to the pond. The residents on either side of the culvert have informed the board they decided to challenge the parish on their own as private residents.

Old Business-

- No additional old business was discussed.

New Business-

- Issues with Magnolia not answering the phone when board members called, and residents was addressed with Sarah. She advised that she would look into it and get with her staff.
- Magnolia will inform residents not to park on servitude areas to allow our vendor to get to areas that need to be maintained.

Date Time and Place for Next Meeting will be Determined.